

1943 Profile of the Flatbush, Brooklyn area

from the 1943 *New York City Market Analysis*



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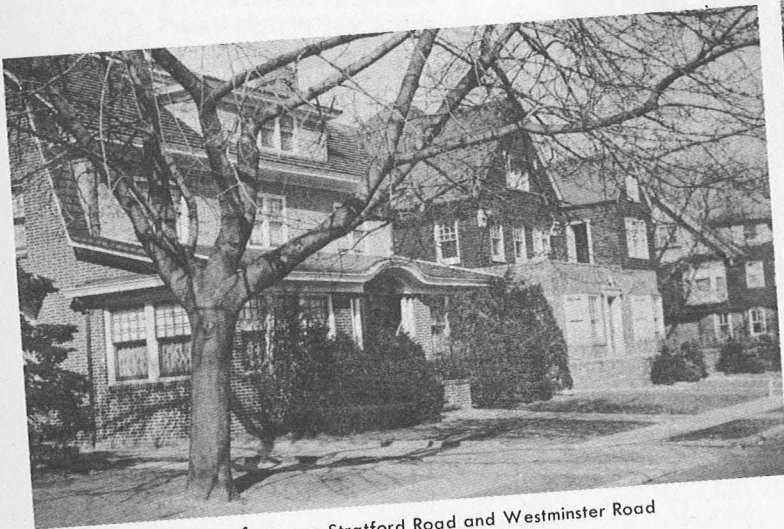
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BROOKLYN 16

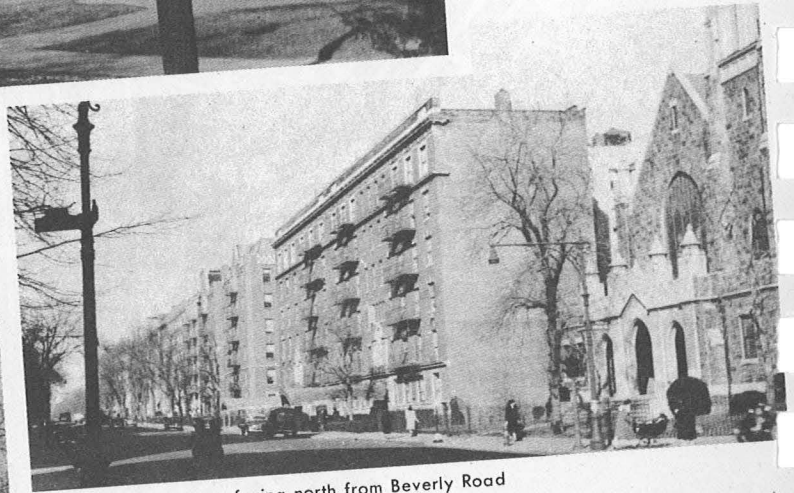
Flatbush



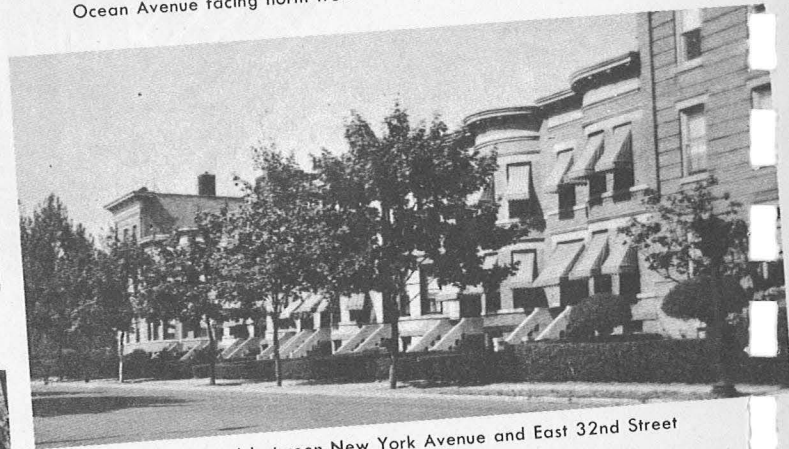
Above: Westminster Road between Beverly Road and Albemarle Road



Albemarle Road between Stratford Road and Westminster Road



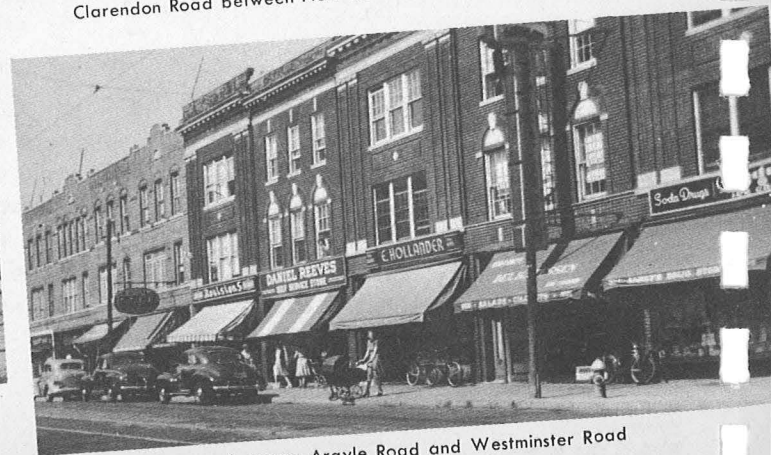
Ocean Avenue facing north from Beverly Road



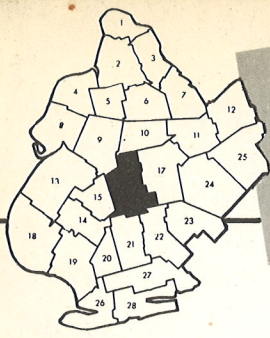
Clarendon Road between New York Avenue and East 32nd Street



Dorchester Road looking east from East 19th Street

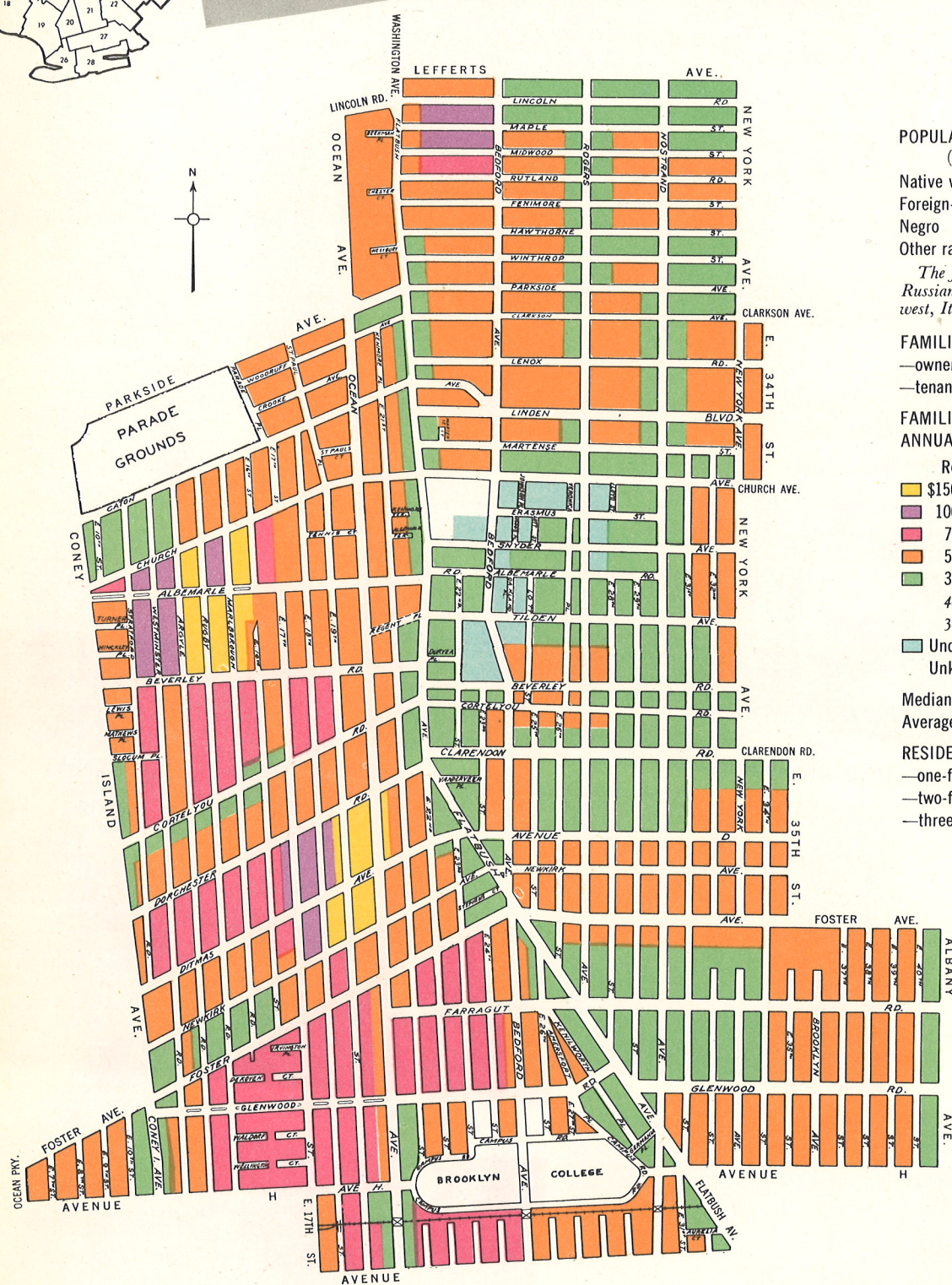


Church Avenue between Argyle Road and Westminster Road



NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN



POPULATION . . . 151,403
(larger than Springfield, Mass.)
Native white . . . 120,669
Foreign-born white . . . 29,400
Negro . . . 1,231
Other races . . . 103

The foreign-born are scattered, with Russian Jews numerous in the northwest, Italians in the east central sector.

FAMILIES . . . 47,234
—owner families . . . 6,408
—tenant families . . . 40,826

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
Yellow	\$150 & up	\$10,000 & up 796
Purple	100-149	6,000-9,999 1,981
Pink	75- 99	4,500-5,999 4,016
Orange	50- 74	3,000-4,499 15,536
Green	30- 49	1,800-2,999 21,615
	40- 49	2,400-2,999 13,634
	30- 39	1,800-2,399 7,981
Blue	Under 30	Under 1,800 2,017
	Unknown	1,273

Median family expenditure . . \$2,971
Average family expenditure . . \$3,453

RESIDENTIAL STRUCTURES . 11,733
—one-family houses . . . 5,700
—two-family houses . . . 3,035
—three-or-more-family houses . 2,998

Flatbush is above average in purchasing power. It is one of the good markets of the city. There are many fine private homes on tree-lined streets, although there was considerable apartment building between 1930 and 1940. Population increased

30,000 in this period. There are more chains and super-markets here than in any other Brooklyn district. Flatbush Avenue is a principal shopping artery with many fine stores, but Nostrand, Church, Rogers, and Coney Island Avenues are all active business centers.